

# Population and Households

## Sources of Data

The following pages contain demographic data obtained from a variety of local, state and national sources. The primary sources are the Minnesota State Demographer's Office, the U.S. Census Bureau, including the Census Bureau's American Community Survey program, and Esri, Inc., a private data reporting service.

## Market Area Definition

Consistent with previous housing study projects completed by Community Partners Research, Inc., two larger market area aggregations have been analyzed in addition to the examination of the City of Mankato.

The primary market area is composed of the Mankato and the jurisdictions that are immediately contiguous to the City, including the Cities of North Mankato, Eagle Lake and Skyline, along with the Townships of Belgrade, Lime, Mankato and South Bend. This Study refers to this aggregation as "Greater Mankato".

The larger, secondary market area includes all of Blue Earth and Nicollet Counties. This two-county aggregation is consistent with the boundaries of the Metropolitan Statistical Area, as delineated by the Federal Office of Management and Budget. In this Study, the Metropolitan Statistical Area is referred to as the MSA.



## Population Trends Analysis

Recent estimates for population are available from various sources. In the following table, 2015 estimates from Esri have been presented, as the most recent available data. The 2014 estimates from the MN State Demographer and the Census Bureau have been included in the text that follows.

<b>Table 1 Population Trends - 1980 to 2015</b>							
	1980 Census	1990 Census	2000 Census	% Change 1990-2000	2010 Census	% Change 2000-2010	2015 Estimate
Mankato	28,651	31,477	32,427	3.0%	39,309	21.2%	41,311
Greater Mankato	46,150	49,878	52,013	4.3%	61,512	18.3%	64,036
MSA	79,243	82,120	85,712	4.4%	96,740	12.9%	100,707

Source: U.S. Census Bureau; Esri

There is some variation in the available population estimates for the City of Mankato. Esri's estimate for 2015 shows 41,311 people living in the City. This estimate is only slightly higher than the 2014 estimate from the State Demographer which showed 41,202. The Census Bureau has the lowest recent estimate, with 40,411 people in 2014.

If reduced to an annual average since 2010, the Esri estimate shows Mankato adding approximately 400 people per year, while the State Demographer shows the City adding 473 people per year. The lowest estimate, from the Census Bureau, shows the City averaging only 276 additional residents per year.

For the aggregated jurisdictions defined as Greater Mankato, the Esri 2015 estimate shows 64,036 people, compared to the Demographer's 2014 estimate of 63,551 people. Once again the Census Bureau has the lowest recent estimate showing 62,895 people in 2014.

If reduced to an annual average since 2010, the Esri estimate shows Greater Mankato adding approximately 505 people per year, while the State Demographer shows the City adding 510 people per year. The lowest estimate, from the Census Bureau, shows the City averaging only 346 additional residents per year.

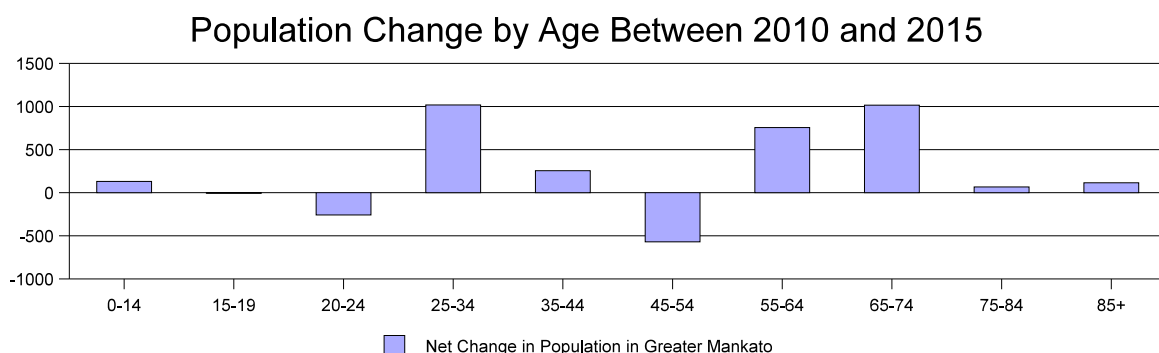
For the entire two-county MSA, Esri shows average annual growth of 793 people per year, while the State Demographer shows an average of 558 people per year. The Census Bureau's MSA estimate shows average annual growth of 435 people per year.

## Population by Age Trends: 2010 to 2015

Although Esri and the MN State Demographer's Office differed somewhat on the level of average annual population growth within the City of Mankato, they produced very similar numbers for population growth in the Greater Mankato aggregation, when adjusted for the one-year time difference. In the following table, Esri's estimates for population by age have been presented for the combined jurisdictions that form Greater Mankato. The table compares population by age in 2010, along with Esri's 2015 estimate.

<b>Table 2 Population by Age - 2010 to 2015</b>			
Age	Greater Mankato Area		
	2010	2015	Change
0-14	9,994	10,125	+131
15-19	5,693	5,687	-6
20-24	10,970	10,712	-258
25-34	9,069	10,087	+1,018
35-44	6,125	6,380	+255
45-54	6,759	6,189	-570
55-64	6,023	6,779	+756
65-74	3,254	4,270	+1,016
75-84	2,329	2,396	+67
85+	1,296	1,411	+115
Total	61,512	64,036	+2,524

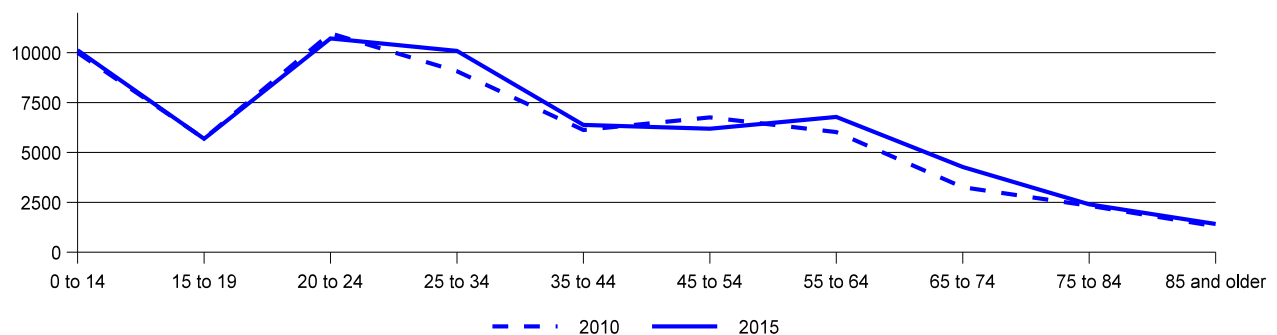
Source: Esri; U.S. Census



Greater Mankato area continues to be impacted by two demographic age groups, young adults and baby boomers. The largest net increase in population over the past five years occurred within the 10-year age cohort between 25 and 34 years old. This was nearly matched by the leading edge of the baby boom generation, among older adults in the 65 to 74 year old range. The younger baby boomer group, in the 55 to 64 year old range, also increased significantly.

Although the young adult group between 25 and 34 years old has shown the largest recent growth, this was the only younger age range that had larger-scale increase. If all of the age ranges 54 and younger are combined, there was a net increase of only 570 people. In the older age ranges, there was a net increase of 1,954 people age 55 and older.

**Greater Mankato Age Distribution: 2010 to 2015**



## Group Quarters Population

Although some of the other jurisdictions within the Greater Mankato aggregation have some people residing in group quarters, the City of Mankato is the primary location for the area's group quarters housing. The following table displays changes in this population subset since 2000.

<b>Table 3 Group Quarters Populations in Mankato: 2000 to 2015</b>				
	2000 Census	2010 Census	2014 Estimate Demographer	2015 Estimate Esri
Mankato	3,839	4,347	3,858	4,463

Source: U.S. Census; MN State Demographer

According to the 2010 Census, the City of Mankato had 4,347 people living in group quarters housing. This population was identified within three primary groups.

- ▶ People living in college/university student housing represented nearly 77% of the group quarters total.
- ▶ People living in other “noninstitutional facilities” represented nearly 16% of the total. These other noninstitutional facilities may represent group homes and other similar housing.
- ▶ The final large group that was defined by the Census was skilled nursing facilities, which represented approximately 5.5% of the group quarters total.

After 2010, the estimating sources differ. This is probably due to interpretations of some types of student housing offered by MSU Mankato.

Between 2012 and 2014, there was a large reduction in the use of dormitory beds by students on the MSU campus. During this time, Gage Hall was demolished. To replace the dormitory beds, MSU master-leased an existing student apartment complex that was privately-owned and that had previously provided student rental options for independent living. Prior to the master lease by MSU, the tenants living in Stadium Heights would not have been counted as group quarters residents, but would instead have been counted as independent households.

In the 2013 Housing Study we had stated the following:

*In May of 2012, after the effective date of the (State Demographer's) most recent estimate, there was a reduction of group quarters beds on the MSU campus, as Gage Hall was removed from the active housing inventory. It is probable that the City's group quarters population will be reduced by 400 to 500 people when the 2013 estimate is released.*

This prediction was accurate, as the State Demographer's 2013 group quarters estimate actually decreased by 491 when compared to 2012. Nearly all of this reduction would be consistent with the removal of dormitory beds.

The interpretation of this student complex appears to vary between the available estimating sources. Esri shows an increase of 116 group quarters residents after 2010. While it is likely that Esri was never actually aware of the Gage Hall demolition project, the replacement of bedrooms through the use of Stadium Heights and other replacement housing options could still be interpreted as student housing, and therefore part of the group quarters estimate.

In addition to impacting the group quarters estimate, the treatment of students offered housing through MSU also impacts households. Since the Demographer's Office uses a smaller group quarters estimate for students, they have increased their estimate for independent households. Esri shows less household growth in Mankato since 2010 by keeping more students in group quarters student housing.

## Household Trends Analysis

The following table contains 2015 household estimates from Esri. Estimates from the State Demographer for 2014 are contained in the text that follows.

<b>Table 4 Household Trends - 1980 to 2015</b>							
	1980 Census	1990 Census	2000 Census	% Change 1990-2000	2010 Census	% Change 2000-2010	2015 Estimate
Mankato	9,969	11,220	12,367	10.2%	14,851	20.1%	15,747
Greater Mankato	15,900	17,837	19,908	11.6%	23,753	19.3%	24,912
MSA	26,591	28,755	31,704	10.3%	36,646	15.6%	38,456

Source: U.S. Census Bureau; Esri

According to Esri, there were 15,747 resident households in Mankato in 2015. When compared to the 2010 Census, this was an increase of 896 households, or an annual average of 176 households per year over the five-year period.

The State Demographer's Office had a higher household count in 2014, with 15,959 total households in Mankato. When compared to the 2010 Census, this was an increase of 1,108 households, or an annual average of 277 households per year over a four-year period.

As stated on the previous page, the difference between the lower Esri household estimate and the higher State Demographer estimate for Mankato appears to be directly impacted by their interpretation of group quarters housing and residents in Mankato. Since dormitory housing was effectively replaced by private student apartments that were master-leased by MSU, this could be viewed as a shift of students from the group quarters residents to independent households. Between 2012 and 2013, the State Demographer tracked a one-year increase of 514 households in Mankato, more than double the incremental growth that occurred between 2011 and 2012, or between 2013 and 2014.

This same pattern was not tracked by Esri, which still shows approximately 600 more group quarters residents in Mankato in 2015. While the possible shift of students into households is difficult to estimate, it would probably equate to between 210 and 260 households that were added when students moved from dorm beds to private apartments.

If the midpoint of this estimated student range is used, Esri would be low by approximately 235 households in 2015. When added to Esri's 2015 household estimate for Mankato, this would yield an average annual incremental growth of approximately 226 households per year since 2010. This would still be lower than the average of approximately 277 households per year derived from the State Demographer, but it does bring these estimates into a more similar range.

This group quarters interpretation by Esri would also impact the Greater Mankato estimates, even though these number were already closer. Once again, if the Esri estimate is increased by 235 households, it would yield average annual growth of approximately 279 households per year from 2010 to 2015. The State Demographer's estimate for 2014 showed an annual average gain of 306 households per year.

For the entire MSA, encompassing all of Blue Earth and Nicollet Counties, the adjusted Esri numbers would represent average annual growth of 409 households per year between 2010 and 2015. This is actually higher than the State Demographer's MSA estimate which shows the two-county area adding an average of 347 households per year from 2010 to 2014.

Despite the differences that exist, both sources show Mankato as a primary location for much of the recent growth in the entire MSA. After adjustment, Esri would place approximately 55% of the increased number of households in Mankato, while the State Demographer has tracked approximately 80% of the growth within the City.



## Average Household Size

The following table provides decennial Census information on household size.

<b>Table 5 Average Number of Persons Per Household - 2000 to 2015</b>				
	2000 Census	2010 Census	2014 Estimate Demographer	2015 Estimate Esri
Mankato	2.31	2.35	2.34	2.34
Greater Mankato	2.41	2.40	2.38	2.39
MSA	2.49	2.44	2.39	2.43

Source: U.S. Census; MN State Demographer; Esri

Household formation has been occurring at a different rate than population change in recent decades due to a steady decrease in average household size. This has been caused by household composition changes, such as more single person and single parent families, fewer children per family, and more senior households due to longer life spans.

However, counter to national and regional trends, the average household size in the Mankato area remained relatively stable over the last few decades. In the City of Mankato, the average household size has actually increased from 2.31 persons in 2000 to 2.34 persons in 2015.

It is possible that students have had some impact on the stabilization of household size. A number of larger apartments, sometimes with four or more bedrooms, have been constructed in Mankato which are then shared by students. Other than dormitories or on-campus student housing, which would generally be regarded as "group quarters" private apartments rented by students would be counted as independent households. With many student rental units having three to five bedrooms, this has an impact on the calculation of average household size.

There has been some decrease in the average household size for the entire MSA over time, although Esri and the State Demographer do differ slightly on the amount of the reduction.

## Household by Age Trends: 2010 to 2015

The following table displays Esri's estimates on the change in the number of households by age range between 2010 and 2015. As explained in the previous pages, it appears that Esri has continued to count more than 200 student households that moved from dormitory housing into private market housing between 2010 and 2015 as group quarters residents.

As a result, Esri's overall household estimate for the Greater Mankato in 2015 is low. If these were instead viewed as independent households, the total would increase by as many as 210 to 260 households. This potential adjustment is relatively small, and represents approximately 1% or less of all households in the area. However, it would directly impact the younger adult age groups, as the missing households are probably students that had previously lived in dormitories but now occupy other forms of housing.

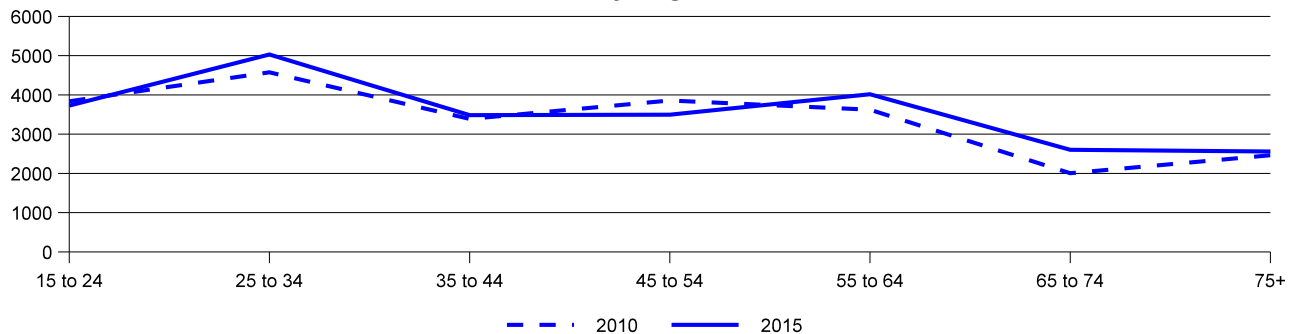
<b>Table 6 Greater Mankato Households by Age - 2010 to 2015</b>			
Age	Greater Mankato Area		
	2010	2015	Change
15-24	3,837	3,727	-110
25-34	4,576	5,030	+454
35-44	3,389	3,484	+95
45-54	3,857	3,495	-362
55-64	3,625	4,016	+391
65-74	2,007	2,601	+594
75+	2,462	2,559	+97
Total	23,753	24,912	+1,159

Source: U.S. Census; Esri

Household by age patterns show most of the net change occurring in three primary age cohorts. Households age 65 to 74 have shown the greatest growth over the past five years. Households age 55 to 64 show the third greatest growth. This 20-year age cohort, between 55 and 74 years old, includes most of the large "baby boom" generation.

The other age group that has experienced significant growth over the last five years is the 25 to 34 year old group. In many communities, this young adult age range is a relatively weak demographic group. But in the Mankato area, the presence of post-secondary students, along with young adults that may recently have graduated, have both contributed to growth.

**Greater Mankato Households by Age of Householder: 2010 to 2015**



Although most age groups increased in size, there was an estimated reduction in the number of households in the 45 to 54 year old range. This would largely reflect the “baby bust” generation that followed the baby boomers. This group was not as large, and could not replace the advancing baby boomers.

The other age range that decreased in size was the 24 and younger group. However, this is probably due to Esri’s undercount of younger adult households, that have moved from on-campus housing options into independent households.

While some overall growth did occur among households age 54 and younger, most of the net increase in households over the past five years can be linked to an increase in the number of older adult households in Greater Mankato area. The number of households age 55 and older increased by more than 1,080 households, according to these estimates. There were fewer than 80 total households added in the age ranges 54 and younger.